

SATURDAY, JUNE 15, 2024 • 1:00 PM

AUCTION TO BE HELD AT 5 S. DOUGLAS (HIGHWAY 94 SOUTH) CARTHAGE, IL

THIS WILL BE AN IN-PERSON AUCTION WITH LIVE ON-LINE BIDDING AVAILABLE ON THE 2 PARCELS OF REAL ESTATE. REGISTER PRIOR TO SALE DAY.

LOCATION & GENERAL INFORMATION

The **Koehler Implement Co Inc** real estate is located in Carthage, IL at 5 S. Douglas Street, (Highway 94 South), and in Sutter, IL ½ block north of the 4-way stop. The Carthage real estate may be inspected on Friday, May 17th from 4:00-6:00 PM or by contacting the auction company.

The Carthage, IL location consists of 1.93 acres improved with a Mitchell 60'x100' all steel building with showroom, parts department, offices and large shop with a 14'x16' overhead door on the east end and a 12'x16' on the south side. Additionally, between the building and the street, is an all steel 16'x28' display canopy with concrete and electricity as well as 2 tall, steel sign frames. This property has city water and natural gas.

The Sutter, IL location consists of 0.2 acres improved with a newer 44'x66' Quonset building with concrete floor. There is also an older building in deteriorating condition.

Following the sale of both parcels of real estate, we will sell several personal property items which are located at the Carthage site. These will not be offered on-line. 12'x24' portable building; 60' semi trailer box for storage; several parts bins; an assortment of new farm equipment parts which will be sold in large quantities and other items.



CARTHAGE, IL



ADDITIONAL PHOTOS ON BACK →



SUTTER, IL



TERMS ON REAL ESTATE

Ten percent of the bid price is to be paid at the conclusion of the auction with the balance due on or before July 15, 2024. Title Insurance in the full amount of the purchase price will be furnished by the Seller. The 2024 real estate taxes due and payable in 2025 will be prorated to the date of closing. Immediately following the auction of the real estate the successful bidders will be required to enter into a purchase agreement with the Seller. A copy of said contract may be inspected prior to the auction by contacting the Seller's attorney, Hubert Staff, 217-228-8470.

ALL ANNOUNCEMENTS MADE AT THE AUCTION SHALL SUPERSEDE ANY PRIOR ADVERTISING.

DONALD KOEHLER TRUST & SUE KOEHLER TRUST

ATTORNEY FOR SELLER, HUBERT G. STAFF

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MIKE SULLIVAN LAND SALES, LLC

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DON & SUE KOEHLER TRUSTS 6-15-24

